

Willow Way

Ferndown BH22 9SR



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“A spacious 1,900sq ft bungalow with a secluded south facing garden in a cul-de-sac”

FREEHOLD PRICE £625,000

This immaculately presented and generous sized three double bedroom, one bathroom, one shower room, detached bungalow has a 19ft garden room overlooking a secluded southerly facing rear garden, double garage and driveway providing generous off-road parking.

This deceptively spacious 1,900sq ft bungalow has well planned accommodation with the principal rooms overlooking a secluded south facing rear garden, there is a beautifully finished and recently refitted stunning 24ft kitchen/breakfast room which has direct access out into the garden.

The property enjoys a sought after and peaceful cul-de-sac location within Ferndown.

- **A 1,900sq ft three double bedroom detached bungalow with a secluded south facing rear garden in a cul-de-sac**
- 22ft x 20ft spacious **entrance hall** with direct access into the double garage
- **Office** with fitted worktop and storage beneath
- **17ft lounge/dining room** with feature fireplace creating an attractive focal point in the room and bi-fold doors opening to enjoy uninterrupted views over the secluded south facing rear garden
- **19ft garden room** with sliding patio doors leading out onto the rear garden and an internal door leading through into the double garage
- Stunning and recently refitted **24ft kitchen/breakfast** room beautifully finished with extensive granite worktops with matching upstands, good range of base and wall units, an excellent range of integrated appliances to include fan oven with slide and hide drawer, combi oven, induction hob with extractor canopy, full height fridge, integrated dishwasher, cupboard housing a separate freezer, cupboard housing a wall mounted gas fired boiler, double glazed door leading out onto the side path and ample space for breakfast table and chairs with double glazed doors leading out into the rear garden
- **Bedroom one** is a generous sized double bedroom
- **Ensuite shower room**, finished in a white suite, incorporating a good-sized shower cubicle, pedestal wash hand basin, WC, fully tiled walls and flooring
- Two further generous sized **double bedrooms**
- Spacious **family bathroom/shower room** finished in a white suite incorporating a panelled bath with mixer tap and shower tap, separate shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

COUNCIL TAX BAND: F

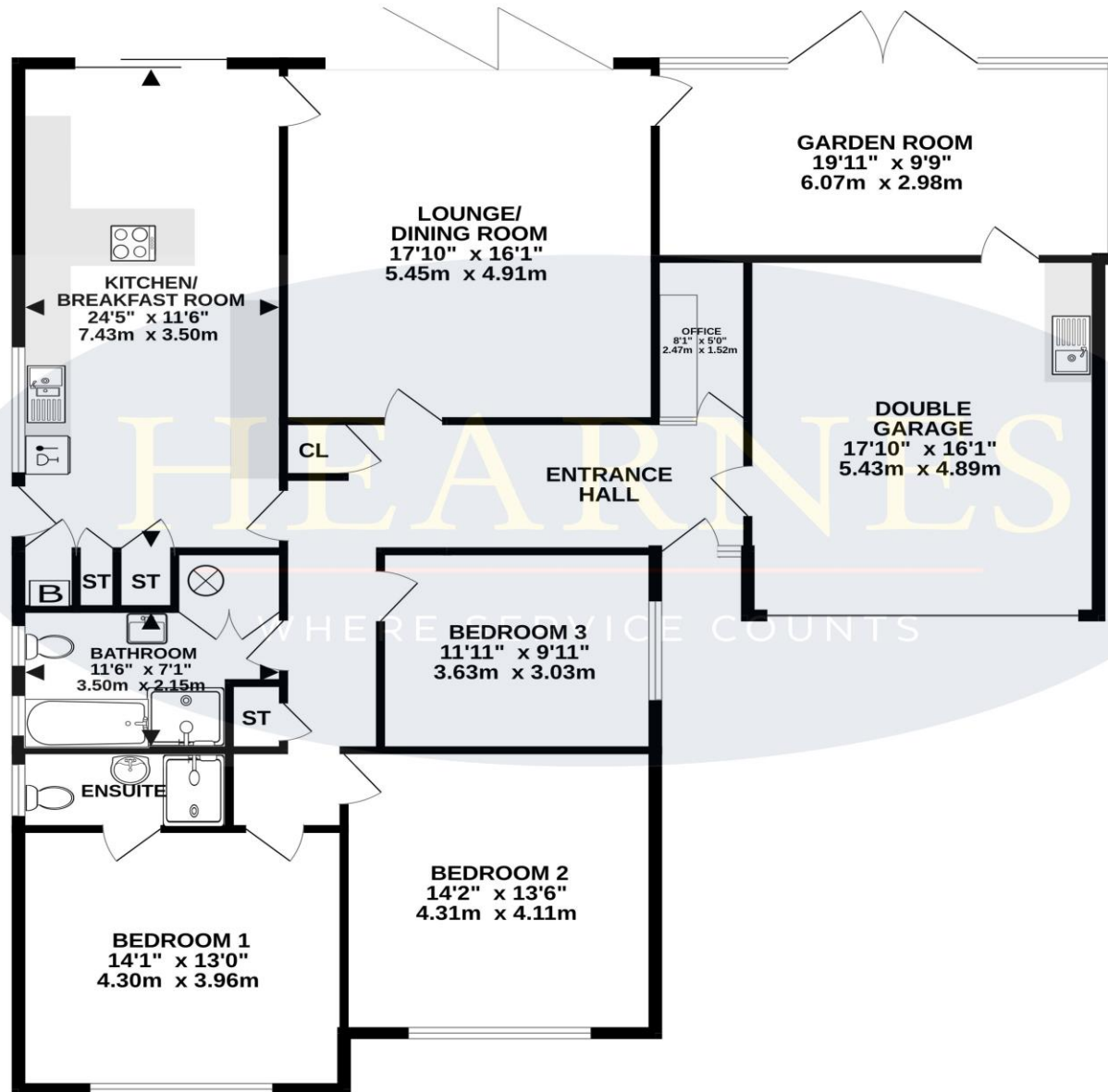
EPC RATING: C





TOTAL FLOOR AREA : 1900 sq.ft. (176.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside

The **rear garden** measures approximately 50ft x 50ft, faces a southerly aspect and offers an excellent degree of seclusion. Adjoining the rear of the property there is a large paved patio with side path leading down to a side gate. Retaining wall with rockery, flower beds and pond divide the lower patio with the upper lawned garden. There is a further patio and **summer house**. In the far corner of the garden there is an additional patio and a useful **timber shed**.

- The garden is stocked with many **attractive ornamental plants** and shrubs and is fully enclosed.
- A **block paved pathway** provides generous off-road parking and in turn leads up to a double garage
- **Double garage** has a remote control up and over door,
- A **utility area** with sink unit and plumbing for a washing machine, light and power and an internal door leading into the property

Other benefits include double glazing and a gas fired heating system.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1.5 miles away.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com

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